



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Monday, October 25, 2010**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Monday, October 25, 2010, at 1:00 p.m. in Room 113,  
State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Monday, October 25, 2010**

**1:00 p.m.**

**Room 113**

State Capitol

Sacramento, California

**I. Roll Call**

Ana J. Matosantos Director, Department of Finance  
Ronald Diedrich, Acting Director, Department of General Services  
Cindy McKim, Director, Department of Transportation  
John Chiang, State Controller  
Bill Lockyer, State Treasurer

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Ms. Pam Harris, Director, Employment Development Department  
(Advisory Member)

\* \* \* \* \*

Assembly Member, Mike Eng, Legislative Advisor  
Assembly Member, Mary Hayashi, Legislative Advisor  
Assembly Member, Sandre Swanson, Legislative Advisor  
Senator, Mark J. DeSaulnier, Legislative Advisor  
Senator, Denise Ducheny, Legislative Advisor  
Senator, Vacant, Legislative Advisor

**II. Approval of minutes from the [September 20, 2010](#) meeting**

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## ACTION ITEMS

### ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MADERA COUNTY JAIL  
EXPANSION PROJECT  
MADERA COUNTY

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider establishing scope, cost, and schedule**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Madera County Jail Expansion Project  
Madera County

#### Action Requested

**If approved, the requested action would establish scope, cost, and schedule.**

#### Scope Description

This project will design and construct renovations to and expansion of the existing county jail located on county owned land. The expansion will provide approximately 42,600 square feet (sf) of additional new housing and support services space.

The new housing addition will be approximately 27,100 sf and will include a celled housing pod with 32 double occupancy cells (approximately 64 beds) and a housing pod with eight dormitories, each including five sets of double bunks (approximately 80 beds), to house a total of approximately 144 inmates. Each housing pod will also include a dayroom; program space for education, religious, counseling, and recidivism reduction services; and an interview room.

This project will also include an approximately 12,200 sf, one-story Visitation and Training building to be located adjacent to the existing facility. This building will provide space for staff briefing and training, new locker rooms to accommodate increased staff, staff support, facility support, and internal affairs. In addition, this building will provide for public visiting and attorney interviews in a new video visitation center. Moreover, public areas will be expanded to accommodate the anticipated increase in visitors, including a complete entry control package and locked storage for visitors.

A portion of the existing jail will also be renovated to expand, reconfigure, and upgrade existing office, treatment, and program space, which will add approximately 3,300 sf of new support services space. These renovations will provide additional space for administrative and custody staff offices as well as inmate property and clothing storage. The current infirmary will be relocated and expanded. Program space will be added to accommodate additional medical, dental, and mental health services. The intake/release processing areas will include holding cells, toilet facilities for staff and inmates, medical triage rooms, processing area, administrative office area, and interview rooms. Modifications will be made to the existing Control Room to monitor and operate the security perimeter and housing pods.

The project will include, but not limited to: electrical, mechanical, and HVAC systems; a building to contain chillers and boilers; and security and fire protection systems. Limited site work will be included such as curbs, gutters, and parking areas.

#### Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$30,000,000 from this appropriation to Madera County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$29,047,000 of the \$750,000,000 appropriated in section 15820.903 of the Government Code to complete construction for this project. The remaining \$953,000 of Madera County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the AB 900 Local Jail Financing Program.

\$35,772,000	total estimated project cost
\$29,047,000	state funds to be allocated: construction (\$26,406,000 contract and \$2,641,000 contingency)
\$ 6,725,000	local funds previously allocated: \$340,000 acquisition/study, \$711,000 preliminary plans, \$946,000 working drawings, \$4,728,000 construction (\$615,000 A&E, \$3,486,000 other project costs, and \$627,000 agency retained items)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 27, 2007, and the statutes of limitation expired on September 26, 2007, without challenge.

### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 29, 2010, and it is noted that one unresolved issue was identified. The issue pertains to the project area which was encumbered with county issued revenue bonds. DGS staff report the revenue bond encumbrance has been relocated to another site and have been removed from the Preliminary Report updated as of September 16, 2010.

### Project Schedule

Approve preliminary plans	November 2010
Complete working drawings	March 2011
Complete construction	December 2012

**Staff Recommendation:**     **Establish scope, cost, and schedule.**

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MADERA COUNTY JAIL  
EXPANSION PROJECT  
MADERA COUNTY**

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider adopting a resolution to:**

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the State Public Works Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve and authorize the execution of a Project Delivery and Construction Agreement between Madera County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority, and the State Public Works Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total Bond Allocation**

**\$30,000,000**

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Madera County Jail Expansion Project  
Madera County

Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

Scope Description

This project will design and construct renovations to and expansion of the existing county jail located on county owned land. The expansion will provide approximately 42,600 square feet (sf) of additional new housing and support services space.

The new housing addition will be approximately 27,100 sf and will include a celled housing pod with 32 double occupancy cells (approximately 64 beds) and a housing pod with eight dormitories, each including five sets of double bunks (approximately 80 beds), to house a total of approximately 144 inmates. Each housing pod will also include a dayroom; program space for education, religious, counseling, and recidivism reduction services; and an interview room.

This project will also include an approximately 12,200 sf, one-story Visitation and Training building to be located adjacent to the existing facility. This building will provide space for staff briefing and training, new locker rooms to accommodate increased staff, staff support, facility support, and internal affairs. In addition, this building will provide for public visiting and attorney interviews in a new video visitation center. Moreover, public areas will be expanded to accommodate the anticipated increase in visitors, including a complete entry control package and locked storage for visitors.

A portion of the existing jail will also be renovated to expand, reconfigure, and upgrade existing office, treatment, and program space, which will add approximately 3,300 sf of new support services space. These renovations will provide additional space for administrative and custody staff offices as well as inmate property and clothing storage. The current infirmary will be relocated and expanded. Program space will be added to accommodate additional medical, dental and mental health services. The intake/release processing areas will include holding cells, toilet facilities for staff and inmates, medical triage rooms, processing area, administrative office area, and interview rooms. Modifications will be made to the existing Control Room to monitor and operate the security perimeter and housing pods.

The project will include, but not limited to: electrical, mechanical, and HVAC systems; a building to contain chillers and boilers; and security and fire protection systems. Limited site work will be included such as curbs, gutters and parking areas.

#### Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$30,000,000 from this appropriation to Madera County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. The Board has allocated \$29,047,000 of this financing to this project. The remaining \$953,000 of Madera County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the AB 900 Local Jail Financing Program.

\$35,772,000	total estimated project cost
\$29,047,000	state funds to be allocated: construction (\$26,406,000 contract and \$2,641,000 contingency)
\$ 6,725,000	local funds previously allocated: \$340,000 acquisition/study, \$711,000 preliminary plans, \$946,000 working drawings, and \$4,728,000 construction (\$615,000 A&E, \$3,486,000 other project costs, and \$627,000 agency retained items)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 27, 2007, and the statutes of limitation expired on September 26, 2007, without challenge.

### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 29, 2010, and it is noted that one unresolved issue was identified. The issue pertains to the project area which was encumbered with county issued revenue bonds. DGS staff report the revenue bond encumbrance has been relocated to another site and have been removed from the Preliminary Report updated as of September 16, 2010.

### Project Schedule

Approve preliminary plans	November 2010
Complete working drawings	March 2011
Complete construction	December 2012

**Staff Recommendation:     Adopt resolution.**



## CONSENT ITEMS A

### CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SACRAMENTO CRIMINAL COURTHOUSE  
CAPITOL MALL AND RAILYARD SITES  
SACRAMENTO COUNTY

AOC Facility Number 34-I1, DGS Parcel Numbers 10657 and 10658

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection of two sites**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Judicial Council of California  
Administrative Office of the Courts  
New Sacramento Criminal Courthouse  
Capitol Mall and Railyard Sites  
Sacramento County

#### Action Requested

**If approved, the requested action would authorize site selection of two sites.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection of two properties under consideration for the construction of a new Court Facility and associated improvements for use by the Sacramento Superior Court of California for judicial, administrative, and related purposes. It is anticipated that one of these two sites will proceed to the acquisition phase. The project will provide a new 44-courtroom, 405,500 square foot facility with approximately 50 secured basement parking spaces for judicial officers and administrative staff as well as a 250-space parking structure for jurors and the public. The privately owned Capitol Mall Site is an in-fill parcel which consists of approximately 2.5 acres excavated for, and improved with, a partially completed foundation for a previously approved high density mixed

use project. The Railyard Site, also privately owned, is situated within the Sacramento Railyard Specific Plan area, a 240 acre master planned project designated for mixed use residential and commercial redevelopment. The Railyard Site is presently improved with rail tracks and a parking lot which will be removed by the seller prior to transfer of the property. Both properties are located in the downtown area of the City of Sacramento in close proximity to the existing courthouse, the county jail, county administrative offices, the State Capitol building, public transportation, and freeways.

#### Funding and Cost Verification

**This project is within cost.** This project was authorized by the State Public Works Board on June 14, 2010, and \$33,939,000 was included for land acquisition per sections 70371.5 and 70371.7 of the Government Code. Either property can be acquired with the funds available and in accordance with legislative intent.

#### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California (Council), acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

#### Condition of Property

On June 15, 2010, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of two properties under consideration for state acquisition. The Capitol Mall Site consists of approximately 2.5 acres occupying one city block between 3rd and 4th Streets and L and M (Capitol Mall) Streets in the City of Sacramento. The site contains two areas excavated to about 10-12 feet below ground surface developed with concrete piles for a proposed high-rise building. Traffic control barriers and additional prefabricated concrete footings were observed on the south portion of the site. It was evident from the long grass and bushes covering the site that a hiatus in construction activities had occurred. A chain link fence surrounded the site. Large areas of soil excavation were observed over about one-third of the site.

The Railyard Site, located at the corner of 6th and H Streets, consists of approximately 2.5 acres currently improved with railroad tracks and a paved parking lot. Land uses in the vicinity of both sites include federal, state, and county offices as well as private office buildings.

Phase I Environmental Site Assessments (ESAs) were conducted in January 2010, for the Capitol Mall Site and in May 2010, for the Railyard Site.

#### The Capitol Mall site

- Historical documents show former existence of two laundry facilities, a printing shop, and a photography studio on the site, which were removed from the site by 1947. A gasoline station was located on the southwest portion of the site between 1952 and 1966. The ESA shows no indication of the removal of underground features relating to the former gasoline station. A 12,000-gallon gasoline underground storage tank (UST) was removed from the northeast portion of the site on January 1992. The Sacramento County Environmental Management Department (SCEMD) issued a No Further Action letter for the removal of the UST in February 1992. However, data were not found at the regulatory agencies relating to the regulatory closure of the 12,000-gallon gasoline UST following its removal. In December 2006, another UST was located. Documentation of removal of this UST was not obtained from SCEMD. The report includes a

recommendation to conduct a geophysical survey to determine if any underground storage tanks or associated piping exists on the site. Additionally, the Administrative Office of the Courts (AOC) should obtain confirmation information that the 12,000-gallon gasoline UST and that the other UST were removed following regulatory agency protocols from the SCEMD or Central Valley Regional Water Quality Control Board (Water Board).

- Four on-site monitoring wells were installed December 2003 and June 2004 at the request of the SCEMD following a soil and groundwater investigation conducted in December 2002. Groundwater samples collected during the 2002 investigation were reported with concentrations of total petroleum hydrocarbons as diesel. After three groundwater monitoring events that indicated insignificant total petroleum hydrocarbons concentrations in groundwater, the wells were destroyed on December 2004 under permit from the SCEMD. On February 2005, the SCEMD issued a No Further Action letter with Water Board concurrence with the recommendation that the source of diesel impacted groundwater beneath the site did not appear to be the former 12,000-gallon gasoline UST. A letter dated August 2006, from the SCEMD indicated the acceptance of a soil management plan involving the removal, disposal, and verification sampling of areas containing elevated concentrations of lead. The report includes a recommendation to collect soil and groundwater samples on site to evaluate the extent of current impacts from historic site uses. In addition, the AOC should obtain information from the SCEMD or the Water Board regarding the removal and disposal of lead-impacted soil from the site and provide confirmation that appropriate regulatory agency protocols were followed.
- In conclusion, the historical use of the Capitol Mall Site is a Recognized Environmental Condition (REC). Also, significant data gaps are considered a REC. Therefore, a Phase II investigation of the site is required. If this site will be acquired for the new courthouse, DGS recommends that AOC provide for the appropriate management plan of all environmental RECs in accordance with current law and, before close of escrow, have the remaining construction debris removed from the site.

#### The Railyard Site

- Railroad ties were observed scattered around the northern part of the site. In addition, the site included two piles of dirt, each centrally located. Seven monitoring wells were observed to the north and east side of the site. According to the ESA, the onsite well and offsite wells were being used as part of the South Plume remediation effort.
- Historical documents show that the Southern Pacific Transportation Company used the railyards area, which includes the subject site, as early as 1863 for the assembly and building of locomotives and railroad cars. By 1964, the former buildings that housed these activities on the site were gone. By 1984, the south corner of the site had become a parking lot. The Union Pacific Railroad (UPRR) currently uses the passenger depot for passenger rail service. Soil and groundwater investigations were conducted in the railyards area in the early 1990s. Subsequent soil remediation was conducted in the Sacramento Station Area (SSA). SSA soils were found to be impacted with total petroleum hydrocarbons and lead from historical activities. The SSA was remediated and the California Department of Toxic Substances Control (DTSC) published a closure letter for the SSA dated June 21, 1994. However, metals, hydrocarbons, and volatile organic compounds that had historically impacted the soil at the railyards had also led to the degradation of groundwater beneath the site in an area known as South Plume Study Area (SPSA). The DTSC closure letter for the SSA also stated that groundwater contamination at the SSA is being addressed as part of the SPSA. The closure letter included a covenant to restrict use of the SSA, identifying acceptable TPH and lead concentrations in soils for future development scenarios.

- Seven groundwater monitoring wells observed on and off the site are being used as part of the SPSA remediation and monitoring program since 1990. In a 2009 groundwater monitoring event, the ESA concludes that the groundwater beneath the site is impacted with the constituents of concern and has the potential to present a soil vapor issue.
- UPRR tracks were observed covering about 20 percent of the site. The ESA includes the recommendation that a Phase II investigation together with soil sampling should be conducted along and near the historical and current railroad tracks on the site to evaluate whether any releases have occurred.
- In conclusion, the environmental restriction is a REC; contaminated groundwater beneath the site is a REC; and a Phase II investigation of the site is required. If this site will be acquired for the new courthouse, DGS recommends that AOC provide for the appropriate management plan of all environmental RECs in accordance with current law and, before close of escrow, have all debris removed.

#### Project Schedule

Anticipated close of escrow	July 2011
Approve preliminary plans	February 2012
Complete working drawings	September 2012
Complete construction	April 2015

#### Other

- The proposed sites meet the Council's size, location, and compatibility requirements.
- The acquisition price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal report.
- The Capitol Mall Site is situated in a redevelopment agency (RDA) plan area. If this site proceeds to the acquisition phase, the RDA will be requested to enter into a Memorandum of Understanding with the State, or adopt a resolution, wherein the RDA waives for the State courthouse project any restriction and control rights it may have under the redevelopment plan or any other implementing document.
- Neither site has building improvements. However, both proposed sites have certain structural improvements some or all of which require demolition. For the Capitol Mall Site, demolition activities will be negotiated during the post-site selection due diligence period. For the Railyard Site, the improvements will be demolished by the seller prior to transfer of title.
- There are no historic issues, implied dedication, or relocation assistance associated with either site.

**Staff Recommendation:      Authorize site selection of two sites.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)  
HEBER DUNES STATE VEHICULAR RECREATION AREA  
INITIAL DEVELOPMENT  
IMPERIAL COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session  
Item 3790-301-0263 (3)  
Chapter 712, Statutes of 2010, Item 3790-301-0263 (3)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Parks and Recreation  
Heber Dunes State Vehicular Recreation Area, Initial Development  
Imperial County

Action requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project will provide for the initial development of Heber Dunes State Vehicular Recreation Area to include new administrative, maintenance, and recreational facilities. Facilities provided under this project include: visitor service contact area and ranger station, park residence, two park host sites with utility hookups, maintenance facility with shade structure, above-ground fuel tanks, upgrading of utilities and vehicular access, day-use area with picnic sites, low-water landscaping, shade ramadas, drinking fountains, fencing and signage.

### Funding and Cost Verification

#### **This project is within cost.**

\$5,711,000 total estimated project costs  
\$5,923,000 previously estimated project costs  
\$ 223,000 project costs previously allocated: preliminary plans  
\$5,700,000 project costs to be allocated: \$361,000 working drawings, \$5,142,000 construction (\$4,591,000 contract, \$230,000 contingency, \$277,000 A&E costs, and \$44,000 agency retained items), and \$197,000 equipment  
\$ 212,000 estimated savings: construction

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 27, 2010, and the statutes of limitation expired on July 1, 2010, without challenge.

### Real Estate Due Diligence

The Department of Parks and Recreation completed due diligence for this project in January 2007, and no issues were identified that would adversely affect the project.

### Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	September 2011
Complete construction	November 2012

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALAVERAS COUNTY ADULT DETENTION FACILITY, JAIL PROJECT  
CALAVERAS COUNTY

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Calaveras County Adult Detention Facility, Jail Project  
Calaveras County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

This project consists of constructing a new jail located on county owned land. The project will include 88 cells to house approximately 160 medium to maximum-security inmates of all classifications. The new jail will be approximately 76,500 square feet.

The project also includes enclosed secure outdoor exercise areas, a central control room, housing pod control and intake/release/processing areas that contain holding cells, safety cells, sobering cells, court transfer cells, inmate property storage, secure vehicle sally port, showers for inmates, toilet facilities for staff and inmates, medical triage rooms, processing areas, administrative office area, and interview rooms. In addition, a new kitchen and vocational laundry will be constructed. Inmate visitation areas will include confidential and attorney visiting rooms, contact, non-contact and video visitation and video arraignment rooms. Program rooms will be provided and accessible to each housing unit. Medical and mental health services areas,

including medical cells and secure pharmaceutical storage, will be provided for medical/mental health screening and routine medical care. Administration and staff facilities will include space for briefing and training, and a staff break room.

The project will also include, but is not limited to, electrical, plumbing, mechanical, and HVAC systems; a sewer pre-treatment system; and security and fire protection systems. Approximately 40 parking spaces will be provided for staff and visitor parking. Maintenance work space, storage areas and perimeter security fencing will be included in the scope of work.

The 160-bed Jail project is part of a larger county facility that will include a Sheriff's Administration Building and may also include a dormitory building with two 40 bed units. However, the Sheriff's Administration Building and the potential dormitory building are not being constructed with funding from the Assembly Bill 900 county jail lease revenue bond financing program. Moreover, the jail building will be a stand-alone, functionally independent structure. As such, it will not be dependent on the Sheriff's Administration Building or the potential dormitory building for any services affecting its functionality. The county will also provide an access road into the project site.

#### Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$26,388,000 from this appropriation to Calaveras County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county.

\$37,421,000	total authorized project cost
\$37,421,000	total estimated project cost
\$26,388,000	state funds to be allocated: construction contract
\$11,033,000	local funds previously allocated: \$1,972,000 acquisition/study, \$1,419,000 preliminary plans, \$1,790,000 working drawings, and \$5,852,000 construction (\$2,097,000 contract, \$1,424,000 contingency, \$767,000 A&E, and \$1,564,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 20, 2008, and the statutes of limitation expired on September 19, 2008, without challenge.

#### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on October 14, 2010, and no issues were identified that would adversely affect the project.

#### Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	December 2010
Complete construction	December 2012

**Staff Recommendation: Approve preliminary plans.**



## CONSENT ITEMS B

### CONSENT ITEM—1

DEPARTMENT OF MOTOR VEHICLES (2740)  
REDDING FIELD OFFICE RECONFIGURATION PROJECT  
SHASTA COUNTY

*Authority: Chapter 171, Statutes of 2007, Item 2740-301-0044 (4)  
Chapter 712, Statutes of 2010, Item 2740-301-0044 (1)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Motor Vehicles  
Redding Field Office Reconfiguration Project  
Shasta County

Action requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project consists of the reconfiguration of the Department of Motor Vehicles Redding Field Office, (approximately 7,000 sf) within the Redding – Department of General Services State Office Building. The reconfiguration shall provide additional workload capacity for the field office program and address building infrastructure deficiencies, fire/life safety, security, ADA code compliance, signage and hazardous materials abatement.

### Funding and Cost Verification

**This project is within cost.** The Budget Act of 2007 provided \$217,000 for preliminary plans, and the Executive Order #C08/09-19 provided a \$41,000 augmentation for a total of \$258,000 for preliminary plans. The proposed Budget Act of 2010 provides for \$237,000 for working drawings and \$2,912,000 for construction costs.

\$3,407,000	total authorized project costs
\$3,407,000	total estimated project costs
\$ 258,000	project costs previously allocated: \$258,000 preliminary plans
\$3,149,000	project costs to be allocated: \$237,000 working drawings and \$2,912,000 construction (\$2,026,000 contract; \$142,000 contingency; \$304,000 A&E, \$290,000 other project costs, and \$150,000 agency retained)

### CEQA

A notice of Exemption was filed with the State Clearinghouse on October 22, 2008, and the 35-day waiting period expired on November 26, 2008, without challenge.

### Real Estate Due Diligence:

Due Diligence was completed on April 22, 2008. No issues were found that would affect the project.

### Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	March 2011
Complete construction	April 2012

**Staff Recommendation:     Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF VETERANS AFFAIRS (8955)  
NORTHERN CALIFORNIA VETERANS CEMETERY EXPANSION  
SHASTA COUNTY

*Authority: Section 1401 of the Military and Veterans Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 8955-301-0890(1)  
Chapter 712, Budget Act of 2010, Item 8955-301-0890(1)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Veterans Affairs  
Northern California Veterans Cemetery Expansion, Shasta County

Action Requested

**If approved, the requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** This project consists of the construction of 2,000 additional columbarium niches (walls with niches for interring cremated remains) within the confines of the existing Northern California Veterans Cemetery. The design will replicate the existing columbaria, and will consist of ten double sided walls with 100 niches on each side. Ancillary facilities will include storm drains, concrete pads, sidewalks and a new car turnout in front of the niches.

#### Funding and Project Cost Verification

**This project is within cost.** The design team currently estimates the contract to be approximately \$45,000 less than the amount provided in the Budget Act of 2010. The Board does not recognize these savings at this time, but will re-evaluate once bids are received.

\$1,174,000	total authorized project costs
\$1,174,000	total estimated project costs
\$ 50,000	project costs previously allocated: preliminary plans
\$1,124,000	project costs to be allocated: \$68,000 working drawings and \$1,056,000 construction (\$896,000 contract, \$63,000 contingency, \$58,000 A&E, and \$39,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 10, 2010, and the 35-day statutes of limitation expired on September 14, 2010, with challenge.

#### Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on September 10, 2010. There were no significant issues identified that would impede the development of the project.

#### Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	February 2011
Complete construction	March 2012

**Staff Recommendation:     Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—3

**CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS (8955)  
YOUNTVILLE VETERANS HOME, UPGRADE FIRE ALARM SYSTEM  
NAPA COUNTY**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 8955-301-0001(1)  
Chapter 1, 2009-10 3rd Extraordinary Session, Items 8955-301-0001(1)  
and 8955-301-0890(2)  
Chapter 712, Statutes of 2010, Item 8955-492*

**Consider:**

- |    |                             |                             |
|----|-----------------------------|-----------------------------|
| a. | approving preliminary plans |                             |
| b. | approving an augmentation   | \$25,000                    |
|    |                             | (1.0 percent total project) |
|    |                             | (1.0 percent cumulative)    |
| c. | recognizing a scope change  |                             |

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

California Department of Veterans Affairs  
Yountville Veterans Home, Upgrade Fire Alarm System  
Napa County

Action Requested

**If approved, the requested action would approve preliminary plans, approve an augmentation, and recognize a scope change.**

Scope Description

**This project is not within scope.** The currently approved scope of work is to upgrade the site head-end (central computer), add fiber optic wiring between buildings, and replace the existing fire alarm systems with addressable fire alarm systems at the following eight buildings: Johnson Building, Kennedy Building, Roosevelt Building, Truman Building, Wilson Building, Washington Building, McKinley Building, and the Acute Care Center.

The California Department of Veterans Affairs (CDVA) is requesting a scope change to remove the Acute Care Center and McKinley Building from the project. The Acute Care Center has been shut down for programmatic reasons and the McKinley Building has 24 hour staffing. Therefore the existing non-addressable (non-site specific) alarm system will be adequate for both locations. Contributing to the decision to remove these two buildings was higher than anticipated technology costs, particularly for the site head end. Removal of these two buildings from the scope will ensure that funding is adequate for the remaining six buildings, all of which are occupied and do not have 24 hour staffing.

On July 27, 2010, Finance notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 20 days after the date of notification. The 20-day waiting period has expired with no adverse comments.

#### Funding and Cost Verification

**This project is not within cost.** A total of \$2,574,000 (\$1,027,000 General Fund, \$1,547,000 federal funds) has been authorized for this project. An additional \$25,000 General Fund is necessary in the working drawings phase as a result of costs associated with restarting this project. Based on the most recent estimate, the cost of construction is \$59,000 less than budgeted. DGS has been informed that Finance expects the potential savings to remain at the time of bid opening, but is not recognizing the savings at this time. If consistent with previous CDVA projects, bid savings generally result in a smaller federal grant, but little change to the state contribution.

\$2,574,000	total authorized project cost
\$2,599,000	total estimated project cost
\$ 117,000	project cost previously allocated: preliminary plans
\$2,482,000	project cost to be allocated: \$247,000 working drawings and \$2,235,000 construction (contract \$1,792,000, contingency \$125,000, A&E \$141,000, and other project costs \$177,000)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 5, 2009, and the 35-day statutes of limitation expired on June 9, 2009, without challenge.

#### Due Diligence

The DGS prepared a Summary of Conditions Memo on May 6, 2009. There were no significant issues identified that would impede the development of the project.

#### Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	April 2011
Complete construction	July 2012

**Staff Recommendation:**      **Approve preliminary plans and an augmentation, and recognize a scope change.**

## OTHER ACTION ITEMS

### ACTION ITEM—1

DEPARTMENT OF MOTOR VEHICLES (2740)  
1ST FLOOR ASBESTOS REMOVAL AND SEISMIC RETROFIT  
SACRAMENTO HEADQUARTERS BUILDING  
SACRAMENTO COUNTY

*Authority: Chapter 379, Statutes of 2002, Item 2740-301-0044 (.5)*

Consider approving an augmentation

**\$878,000**  
**(4.4 percent total project costs)**  
**(14 percent cumulative)**

## OTHER ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Department of Motor Vehicles  
1st Floor Asbestos Removal and Seismic Retrofit  
Headquarters Building  
Sacramento County

#### Action requested

**If approved, the requested action would approve an augmentation.**

#### Scope Description

**This project is within scope.** This project consists of the asbestos abatement and seismic renovation of the 1st floor of the Department of Motor Vehicles headquarters building. Work includes the renovation of the 1st floor (75,016sf) and exterior improvements including ADA modifications, re-skinning of the 1st floor, modifications to the existing parking lot and necessary improvements of the underground utilities. This project was completed in 2005, but has not been closed out because of a claim with the contractor.

### Funding and Cost Verification

**This project is not within cost.** The department requests \$878,000 (4.3 percent total project costs; 14 percent cumulative) to provide for a settlement to a contractors claim for extended overhead and delay costs for the DMV 1st Floor Asbestos Removal and Seismic Retrofit Headquarters Building project.

On October 8, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend an augmentation of this project to the State Public Works Board no sooner than 20 days from that date. This request is an Action Item because it is contingent on the review period expiring on October 27, 2010, without adverse comment.

\$22,028,000	total authorized project costs
\$22,906,000	total estimated project costs
\$22,028,000	project costs previously allocated: \$440,000 preliminary plans, \$525,000 working drawings, and \$21,063,000 construction
\$ 878,000	project costs to be allocated: construction

### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 12, 2000, and the 35-day waiting period expired on October 16, 2000, without challenge.

### Real Estate Due Diligence:

This project took place before due diligence memo were required for special funded projects. For a succeeding project at the facility, a due diligence memo noted that a confirmation of jurisdiction should be filed with the Secretary of State. No other issues were found that would affect the project

### Project Schedule

Approve preliminary plans	November 2000
Complete working drawings	September 2001
Complete construction	November 2005

**Staff Recommendation:**      **Approve augmentation contingent on expiration of the 20-day notification period without adverse comment.**



**OTHER BUSINESS**

**NONE**

**REPORTABLES**

**To be presented at the meeting.**